

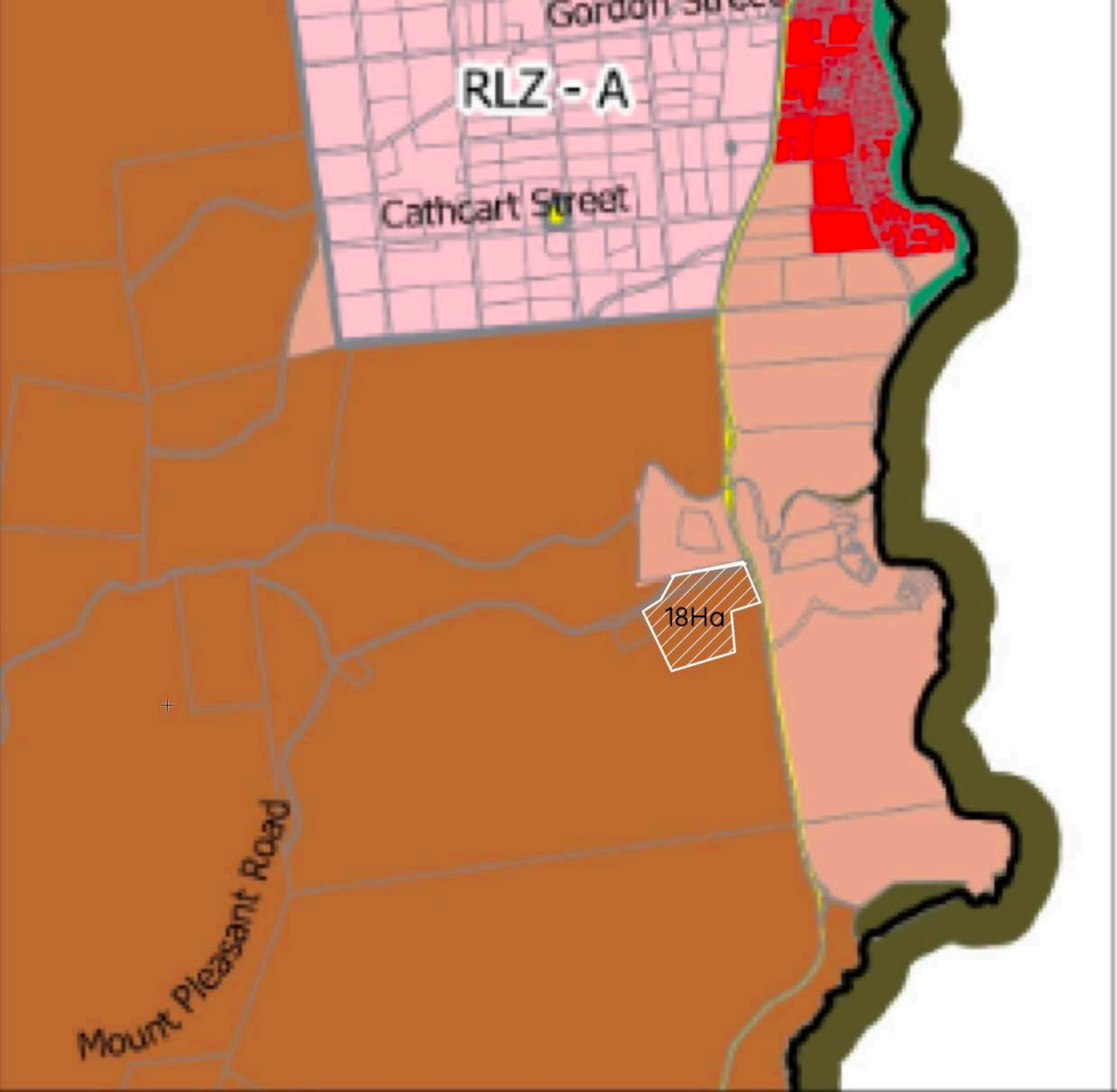
From: [Kelvedon Estate](#)
To: [Contract Planner](#)
Cc: ["John Lewis"](#)
Subject: Draft LPS
Date: Thursday, 13 February 2020 6:49:15 PM
Attachments: [Screen Shot 2020-02-13 at 1.57.36 pm.png](#)
[8190 - Tasman Highway SWANSEA v3 B&W 171019.pdf](#)
[Tempus - Agricultural Report - June 2019.pdf](#)

To whom it may concern,

I write to object to the proposed zoning for the 18Ha on the NE corner of Kelvedon, bounded by the Tasman Highway, Mount Pleasant Road, The Gala Estate vineyard, as described on the attached Proposed Plan of Subdivision, which is currently before the GSB Council for approval.

The area is shown on the Draft LPS is proposed to be 'Agriculture', which I believe to be an inappropriate zoning based on the attached Agricultural Assessment Report prepared by Roberts in June 2019, which assessed the land as being not suitable as agricultural land.

Yours sincerely,
Julian (Jack) Cotton

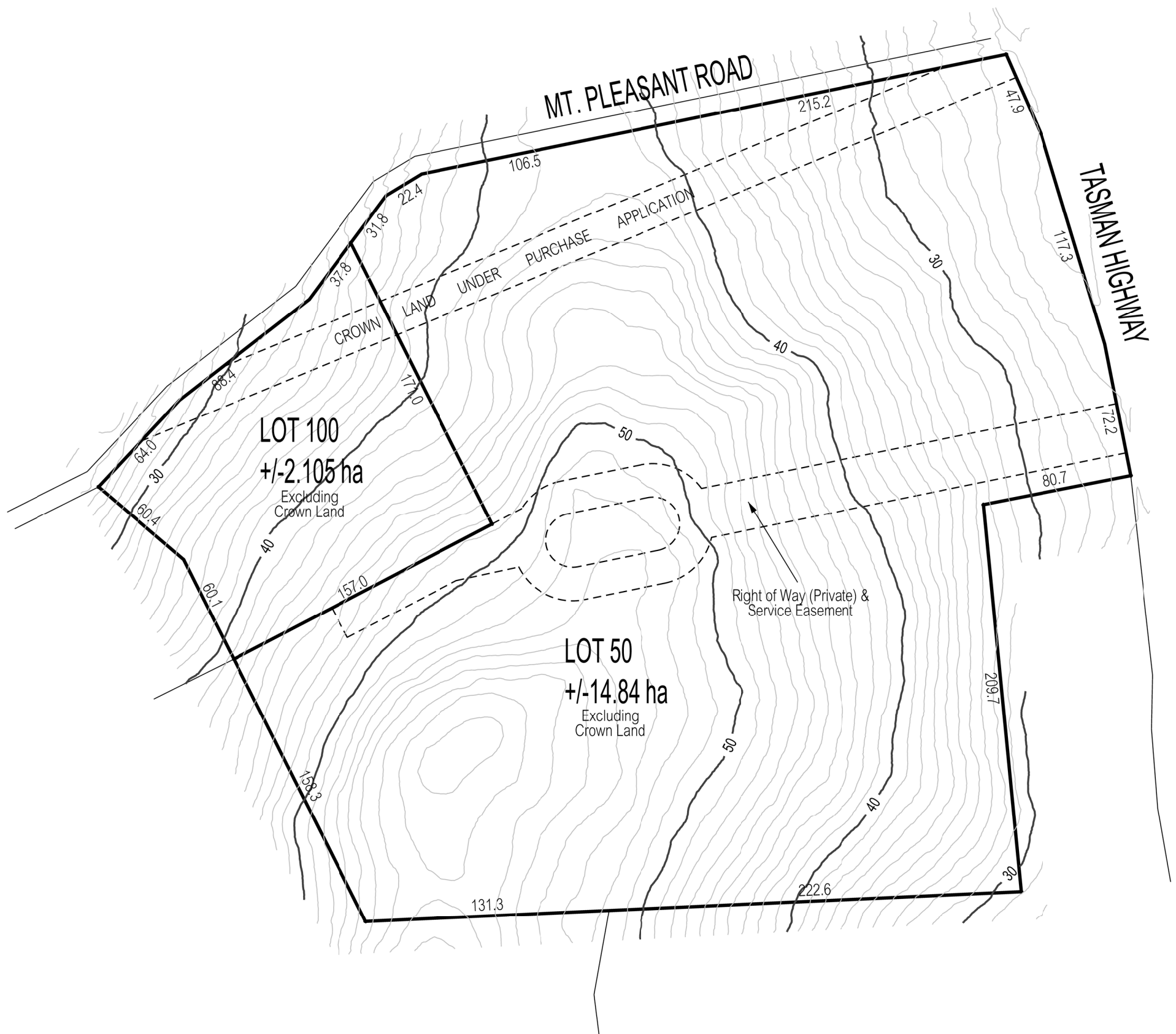


RLZ - A

Cathcart Street

18Ha

Mount Pleasant Road



NOTES

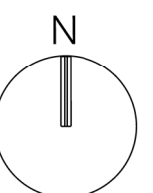
All distances and areas are approximate only and subject to final survey.
Cadastre courtesy of LIST (TASMAP) - State of Tasmania / Detail Survey AHamilton & Assoc.
Background Aerial Image - ESRI layer from LIST Website.
Contours derived from processing the following LIDAR data;
The LiDAR dataset was collected as part of the Swansea Irrigation 2014 - LIDAR dataset;
a project commissioned by Forestry Tasmania and delivered by AAM.
Data was sourced from Geoscience Australia

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Scale 1:2500 (A3) File No: 8190
Datum: Horizontal - GDA94
Vertical - AHD
Contour Interval: 1.0m
Registered Surveyor 17/10/2019 (V3)

PROPOSAL PLAN

Tasman Highway / Mt Pleasant Road SWANSEA



Agricultural Report

‘Land Capability Assessment’

for the proposed

Tempus Retirement Village Development

Freycinet Coast, Tasmania

which is part of

Kelvedon Estate Agricultural Property

Swansea, Tasmania.

June 2019

Rod Hancl, B.Ag.Sc (Hon)

Senior Agronomist

Roberts Rural Supplies

49 Glenstone Rd, Bridgewater, Tasmania, 7030.

Table of Contents

	Page
1. Forward	3.
2. Summary of Agricultural Report	4.
4.1 Introduction	4.
4.2 Tempus Retirement Village Block	5.
4.3 Land Capability Assessment	6.
4.4 Conclusion	10.
5. Appendix	
5.1. Freycinet – Modelled Land Capability Classes map	11.
5.2. Freycinet – Modelled land Capability Classes map correlated to the Kelvedon Estate agricultural property	12.
5.3. Topographic Map of the proposed Tempus Retirement Village block (17.9ha)	13.
5.4. Land Capability Classes map for the Tempus Retirement Village Block	14.
5.5. Photograph reference point map for Tempus Retirement Village Block	15.
6. References and Bibliography	16.

1. Forward

The following document is a Land Capability assessment of 17.91 ha of the North East area of the Kelvedon Estate agricultural property. This area of land is being proposed for the development of the Tempus Retirement Village enterprise (Appendix 5.2 & 5.3).

In Tasmania the Department of Primary Industries, Water and Environment (DPIWE) have been actively involved for many years in producing reference literature and scaled maps (1:100 000) for Land Capability assessment. Noble 1992 documented the Land Capability Handbook for Land Capability surveys in Tasmania. Grose 1999 updated this Land Capability Handbook publication providing greater understanding for the ‘Guidelines for the Classification of Agricultural Land in Tasmania’. https://dpiwwe.tas.gov.au/Documents/Land_Cap_Revised-handbook.pdf

DPIWE has produced a ‘Modelled Land Capability Classes’ map for the Freycinet region which includes the Kelvedon Estate agricultural property. “At the 1:100 000 map scale, the minimum area which can be adequately depicted on the map represents approximately 64 ha on the ground” (Noble 1992). Hence for a land capability assessment of the proposed 17.91 ha Tempus Retirement Village development on the Kelvedon Estate property requires a field assessment and this was completed on Thursday 13th June 2019.

https://dpiwwe.tas.gov.au/Documents/Land_Cap_Freycinet_Map.pdf

Land capability should not be confused with land suitability. In Tasmania land capability is a classification system that is used to rate the land for grazing and cropping relevance. Land suitability by comparison considers a more detailed collection of resource information.

“Despite the inherent subjectivity in the methodology, land capability remains accepted form of land evaluation. In Tasmania it should be an essential input to all planning decisions in order to ensure that long-term sustainability and correct management of agricultural land is achieved” (Grose 1999).

2. Summary of the Agricultural Report

The following document is a land capability assessment for the Tempus Retirement Village development on East Coast of Tasmania. This Tempus Village will encompass a new greenfield site proposed for an area of 17.91 hectares on the Kelvedon Estate property. This block of land is located at the north east area of the estate bounded, in part, by the Tasman highway and the Mt Pleasant road (Appendix 5.3). The report will provide clarity to the Glamorgan Spring Bay Planning Scheme 1994 prerequisites for the planned development of the property.

2.1 Introduction

Kelvedon Estate can be stated to be a fine wool coastal agricultural property comprising approximately 5300 hectares (13097 acres). It is located on the Tasman Highway approximately 10 km south of Swansea. The major two primary production ventures on the property are sheep for super fine wool (i.e. 16 micron, e.g. sourced for Italian suite manufacture) and wine grape outcomes (personal comm. Jack Cotton).

Agriculturally the Kelvedon Estate property can be considered to be located in a low rainfall area. The property reportedly once was considered to have an average rainfall of approximately 640 mm, but this statistic has lowered over the more recent years (personal comm. Jack Cotton). The BOM (Bureau of Metrology) data suggest a long-term average rainfall (Swansea Post Office, 1884 - 2008) of 593mm (i.e. approx. 24 inches) for the area but this would be 10 km away from this rural property. The property current sheep stocking rates consists of about 7000 head, but this is down on total capacity of the property due to lower rainfall outcomes of more recent years (personal comm. Jack Cotton).

Just over half the property or 2829 ha is covered with Eucalyptus woodlands and is not utilized for agriculture grazing outcomes with 1200 ha of this area being locked-up for conservation (via caveat) under the private forest reserve program. A further 1923 ha of the property consists of grazed native pasture woodlands, 511 ha of improved or renovated pastures and 28 ha of land is

utilized for forage cropping outcomes like lucerne, oats and rape type crops. But this 28 ha has been historically utilized for crops that include feed barley, poppies, freezer peas, onion seed, ryegrass seed and brassica seed production. The improved pasture would carry approximately 10 DSE / ha (dry-sheep equivalent) and the run country would carry about 4 DSE / ha. The other primary production on the farm includes 9 ha of award-winning wine grape production. (i.e. predominately Pinot noir and Chardonnay cultivars) (personal comm. Jack Cotton).

The Freycinet - Modelled Land Capability Classes map identifies the property in general to consist of land that could be either classified as Class 4, Class 5 or Class 6 at the scale of 1:100 000 (Appendix 5.1 and 5.2).

4.2 Proposed Tempus Retirement Village Development (17.91 ha)

The proposed 18 ha Tempus Retirement Village development block is located at the north east area of the Kelvedon Estate bounded, in part, by the Tasman highway and the Mt Pleasant road (Appendix 5.2 and 5.3).

The Freycinet - Modelled Land Capability Classes map identifies the Tempus property in general to consist of land that is classified as Class 5 at the scale of 1:100 000 (Appendix 5.1 and 5.2). Class 5 land has “slight to moderate limitations to pastoral use. This land is unsuitable to cropping, although some areas on easier slopes may be cultivated for pasture renewal. The effects of limitations on the grazing potential may be reduced to applying appropriate soil conservation and land management practices (Nobel 1992).

Historically, it can be stated, that this 18 ha area of land has not been cultivated due to the stony nature of soil profile. There is a section of land near the Tasman Highway that was once worked via farm equipment and drilled with pasture seed. But for most of the block there is high degree of stone on the soil surface and through the soil profile that makes it impossible to be cultivated as it is so very hard on the equipment that it could not be economically contemplated. And if

cultivation was possible it would create a high potential erosion risk. The shallow Iron stone type soil is so prolific with stones that when it was last renovated it was accomplished by clearing the land of weeds with a dozer. This was followed with a topdressing cocksfoot grass, clover pasture species and single super phosphate (i.e. 0-9-0-11) (SSP) fertilizer to complement the typical native grass production of the land. The SSP fertiliser application on this land have been quite regular over the last 10 years due to the good sheep and wool commodity prices in comparison to the longer-term farm input for this land. The grass production can be quite productive when rain falls at the right time of the year but in general this land is rotationally grazed at a capacity of 4 DSE / ha (i.e. 18 ha grazed at 4 DSE stocking rates equates to 72 sheep over this land area). (personal comm. Jack Cotton).

4.2 Land Capability Assessment

The Tempus Block is covered with areas of cleared land and areas of light woodlands. The woodland consist mainly of Eucalyptus White Gums, Peppermint Gums, Black Wattles, Gorse and Prickly Box. The capacity of this land is limited by average low rainfall with periods of drought. Notably the first 6 months of 2019 has been below average rainfall for this region of the East Coast of Tasmania. There is no doubt that the easiest manageable land on this 18 ha Tempus block can be classified to have a Class 5 land capability. The pastoral suitability is medium, and the land use options are limited. The small section area of the block (Pic. #1.) closest to the Tasman Highway has had a form of traditional pasture renovation.

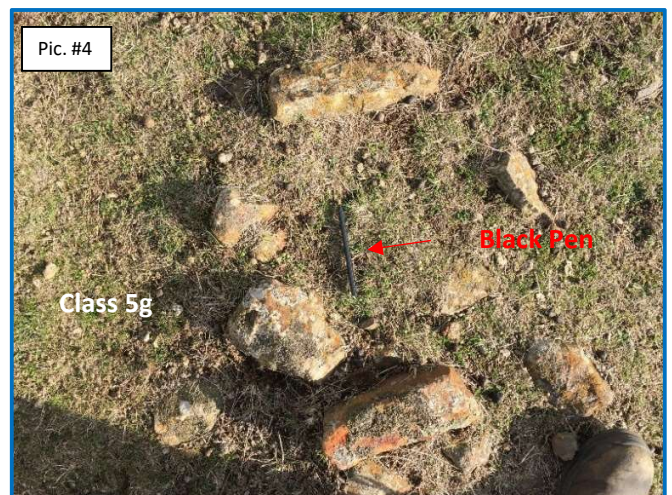
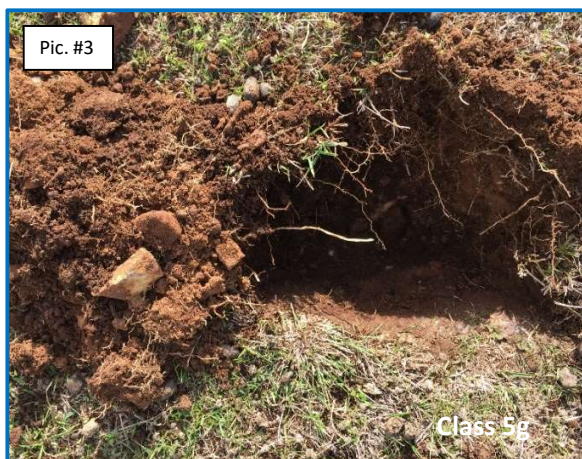


Picture #1. App. 5.5 Ref. Point A. Looking south.

Picture #2. App. 5.5 Ref. Point A. Looking southwest

This area has a brown sandy-loam topsoil over clay based subsoil (i.e. duplex soil, refer Chilvers 1996). Light disc-cultivation and subsequent pasture drilling has been achieved on this area of land.

The main soil type on the Tempus block can be considered a shallow red-brown stony clay-loam soil type (i.e. similar to a Krasnozems type soil, , refer Chilvers 1996). The majority of the Class 5 land can be characterized to have a dominate sub class rating for the soil of 'g' (Pic. #3 & #4). The sub class 'g' is defined as 'Limitations caused by excess amounts of coarse fragments (particles of rock 2-600 mm in size), including gravel, pebbles and stone, which impact on machinery, damage crops or limit growth. Coarse fragments may occur on the soil surface or throughout the profile" (Gorse 1999).



Picture #3 & 4. App. 5.5 Ref. Point C.

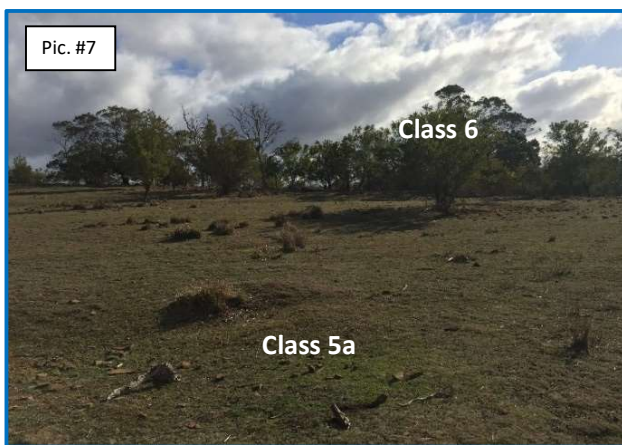
Picture #5. App. 5.5 Ref. Point C. Looking southwest.



The Tempus block is also defined by areas of Class 6 Land. Class 6 land is “marginally suitable for grazing because of severe limitations. This land has low levels of production, high risk of erosion, low natural fertility or other limitations that severely restrict agricultural use” (Noble 1992). This type Class 6 land would be associated with the areas of land defined by establish woodlands and / or where rock outcrops on the soil surface.

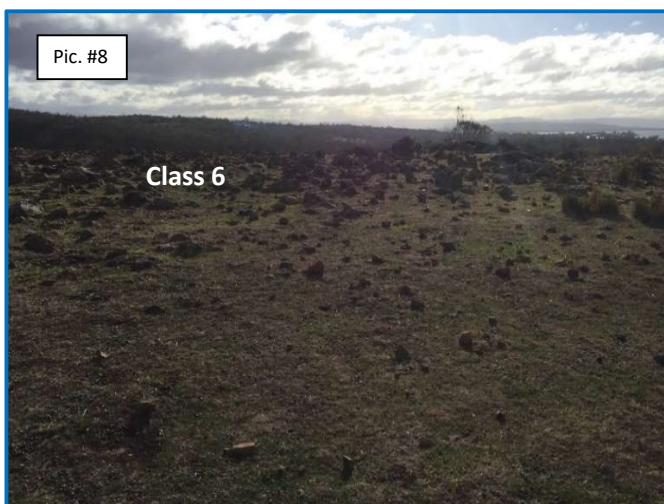
Picture #6. App. 5.5 Ref. Point B. Looking south.

Picture #7. App. 5.5 Ref. Point B. Looking west.

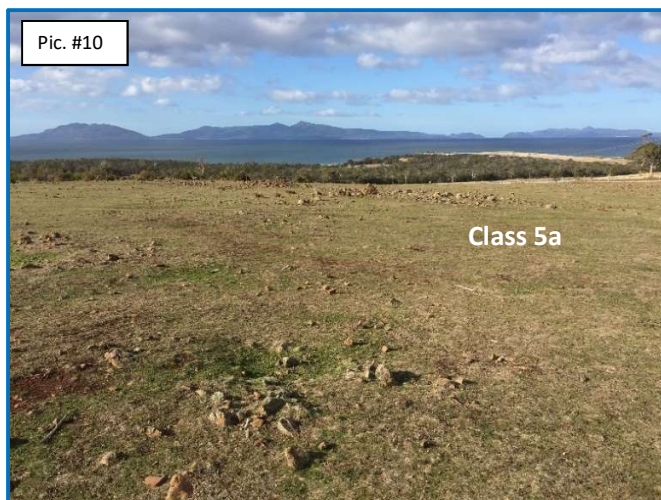


Picture #8. App. 5.5 Ref. Point D. looking north east.

Picture #9. App. 5.5 Ref. Point D. looking east.



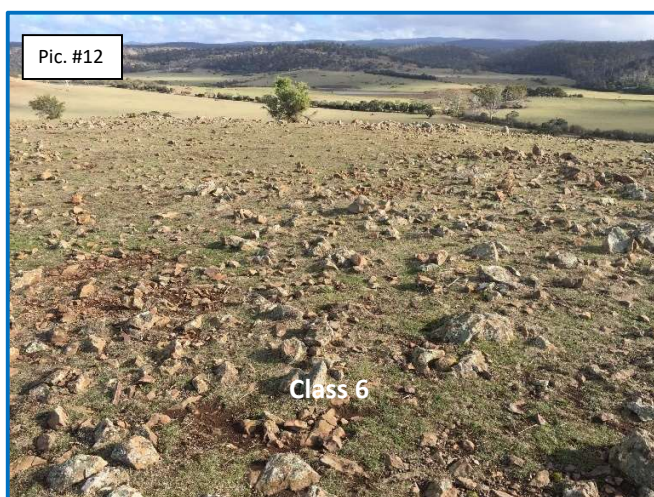
Picture #10. App. 5.5 Ref. Point D. looking south east.



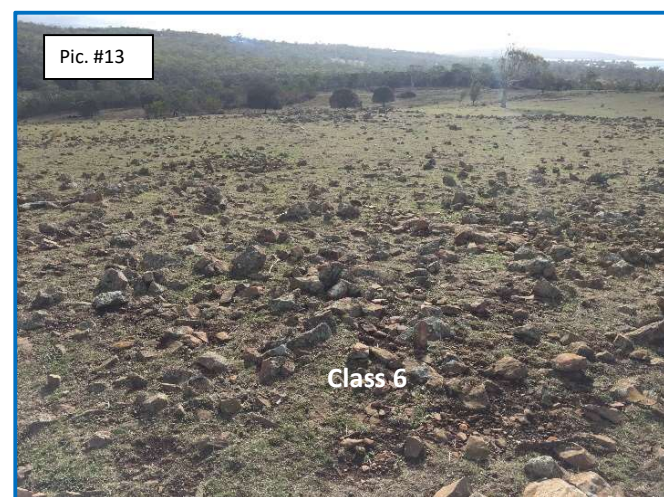
Picture #119. App. 5.5 Ref. Point D. looking south.



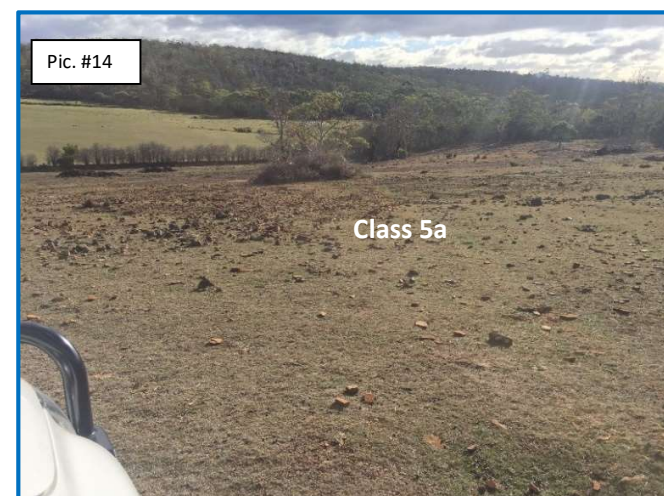
Picture #12. App. 5.5 Ref. Point D. looking south west.



Picture #13. App. 5.5 Ref. Point D. looking west.



Picture #14. App. 5.5 Ref. Point E. looking west



4.5 Conclusion

The DPIWE literature, Freycinet - Modelled Land Capability Classes map (Lynch 2002), identifies the Tempus block consists of land that is classified as Class 5 at the scale of 1:100 000. (Appendix 5.1). But their literature also identifies that this scale of land class modelling would only depict 64 ha accurately on the ground (Noble 1992).

Closer inspection of the 17.91 ha area of land proposed for the Tempus Retirement Village development site identifies that the land Capability Class can be further evaluated to include land that can be stated to be Class 5, Class 5a and Class 6 classifications (Noble 1992, Grose 1999).

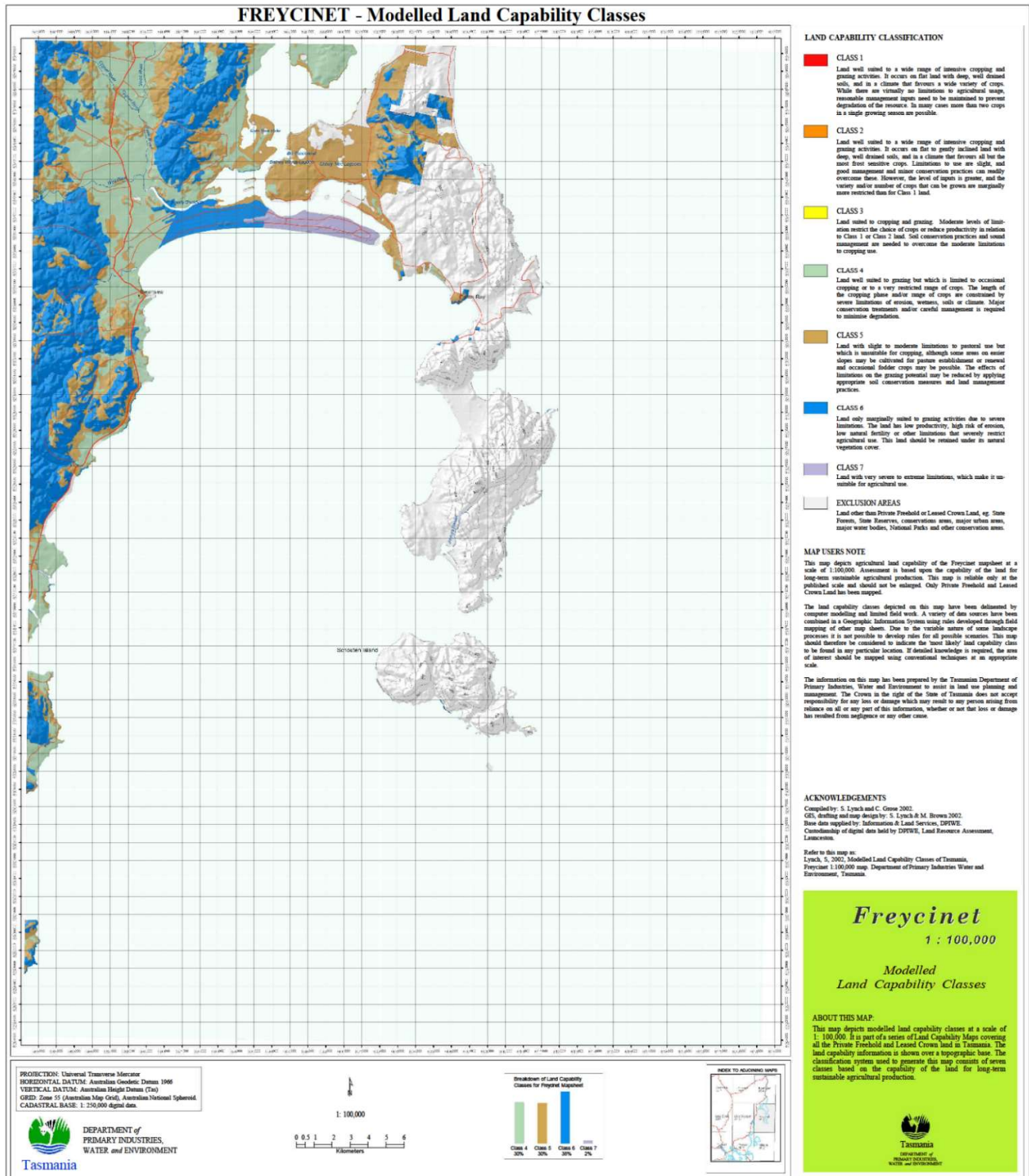
Agriculturally the proposed Tempus block can be described as land that is not suitable for cropping. Minor parts of the block could be cultivated for pasture renewal. But much of the area that could be cultivated is so stony on the surface and through the profile that the cost of damaging farm cultivation implement far out ways the benefits of new pasture establishment. Much of this country is best cleared of woody weeds by bulldozer and topdressing with seed and fertiliser to establish pasture renovation without any soil disturbance. There is also areas of established woodlands and rock out crops which are best left as native pasture due the serve restriction to agricultural grazing outcomes. This land is grazed at 4 DSE / ha which correlates to 76 sheep for the Tempus Retirement Village development area.

The Kelvedon Estate agricultural enterprise would have insignificant loss of grazing land, grazing potential or financial income if the business allocated this land to another planning outcome or venture.

5. Appendix

5.1. Freycinet – Modelled Land Capability Classes Map

https://dpipwe.tas.gov.au/Documents/Land_Cap_Freycinet_Map.pdf



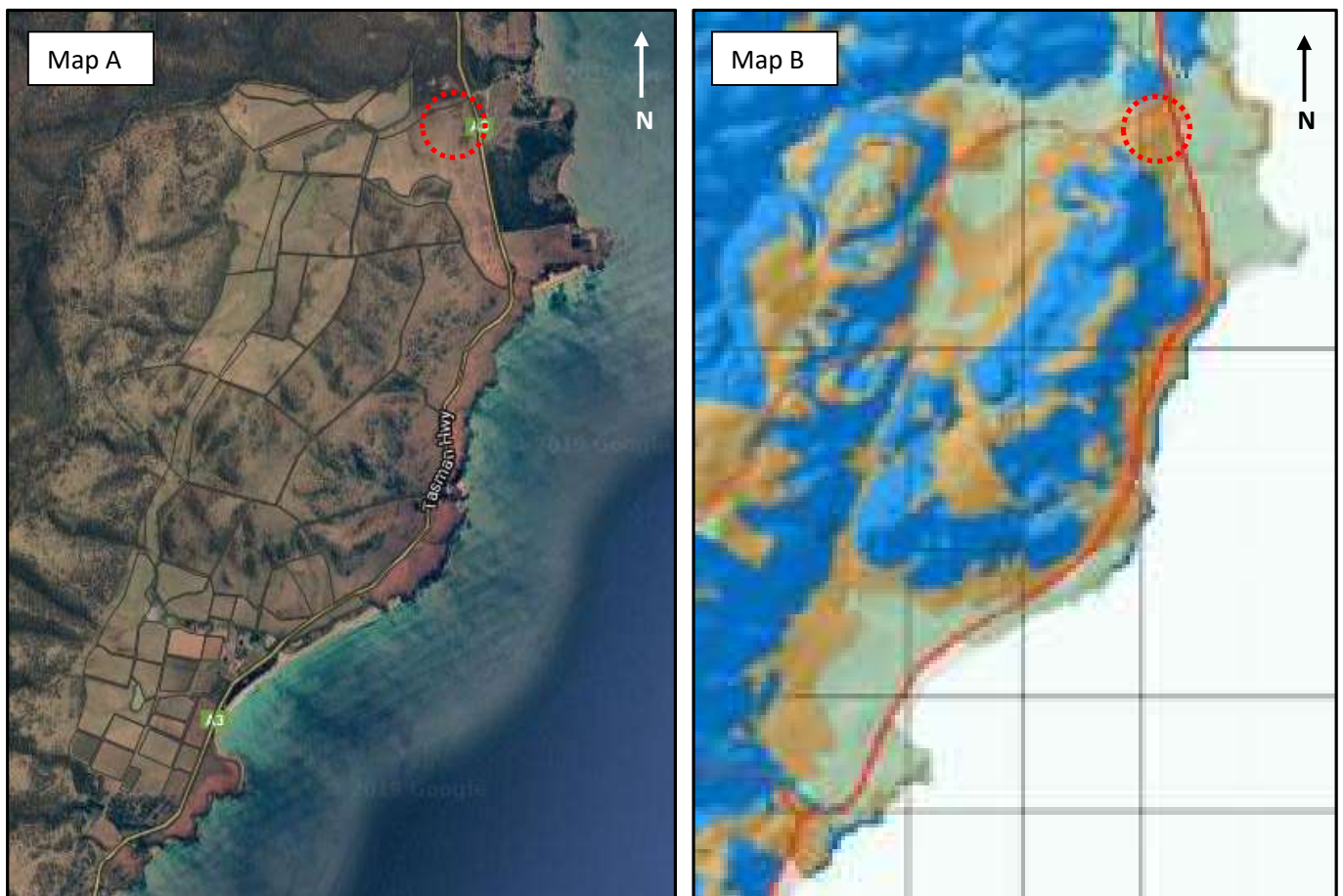
5.2. Freycinet – Modelled Land Capability Classes map correlated to the Kelvedon Estate Agricultural property

This identifies DIPWE modelled land capability class for proposed Tempus Development land area

Map A: Identifies basic paddock layout on Kelvedon Estate Property (i.e. Agworld software)

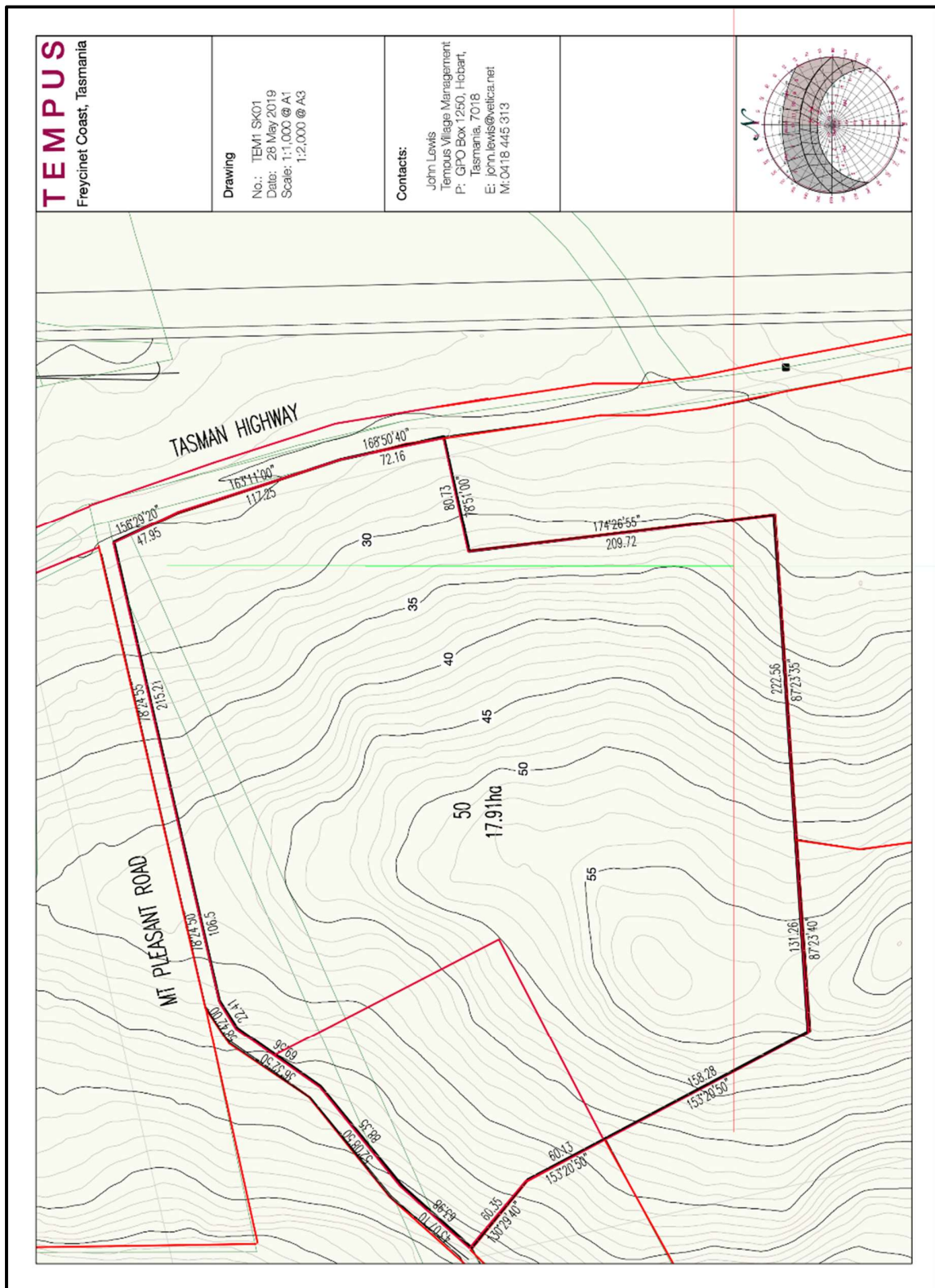
Map B: Identifies correlating Freycinet - Modelled Land Capability Classes map (i.e. Appendix 5.1)

Note: Red dotted circle on both Map A and Map B identifies the location of the 18 ha Tempus Retirement Village proposed development.



5.3. Topographic Map of the proposed Tempus Retirement Village block (17.9 ha)

Identifies the location of Tempus Block, Tasman Highway and Mt Pleasant Road



5.4. Land Capability Classes map for the Tempus Retirement Village Block

Identifies land capability classifications of the land (i.e. below a scale of 1:100 000)



5.5. Photograph reference point map for Tempus Retirement Village Block

Reference points A, B, C, D and E marked on the map identifies the location and direction of view for photographs taken for this Agricultural Report



6. References and Bibliography

Noble, K. E. (1992). Land Capability Handbook, Land capability Survey of Tasmania.
Department of Primary Industry, Tasmania, Australia.

Grose, G.J. (1999). Land Capability Handbook, Guidelines for the classification of Agricultural Land in Tasmania. Department of Primary Industries, Water and Environment, Tasmania, Australia.

https://dpiwwe.tas.gov.au/Documents/Land_Cap_Revised-handbook.pdf

Chilvers, B. (1996). Managing Tasmania's Cropping Soils – a practical guide for farmers.
Department of Primary Industry and Fisheries, Tasmania, Australia.

<https://dpiwwe.tas.gov.au/Documents/Managing-Tasmanias-Cropping-Soils-2000.pdf>

Lynch, S. (2002). Modelled Land Capability Classes of Tasmania, Freycinet 1:100,000 map.
Department of Primary Industry and, Water and Environment, Tasmania, Australia.

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